



Ambleside

£950 pcm

2 Smallwood House  
Compston Street  
Ambleside  
Cumbria  
LA22 9DP

A beautifully presented unfurnished 2 bedroom ground floor apartment, located in the centre of Ambleside with parking for one car.

- 2 Double Bedrooms - 1 ensuite
- Open plan Kitchen and living area
- Modern family bathroom
- unfurnished
- Central location to Ambleside
- Parking for one car
- Local occupancy applies
- Not suitable for pets. No smokers.
- Council Tax Band D
- Available soon

Property Ref: AMR1021

2 

1 

1 

C 



Kitchen

**Location:** Smallwood House is very conveniently placed in the centre. On entering the one way system in Ambleside from the direction of Windermere i.e. from the south, follow the system into Compston Road and then take the turning on the right into "The Slack" which is almost opposite Zeffirelli's Cinema. Take the first right again into Compston Street and you will find the property on the right.

What3Words: ///templates.shopping.hardening

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators. Continued tenancy management is with the Landlord. Broadband available at tenant's extra cost.

**Viewings:** Strictly by appointment with Hackney & Leigh

**Applying for a Tenancy:** Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

**Referencing:** All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

**The Tenancy:** The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no

automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

**Deposit & Rent:** The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

**Insurance:** It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website [www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk) and also at any of our offices.

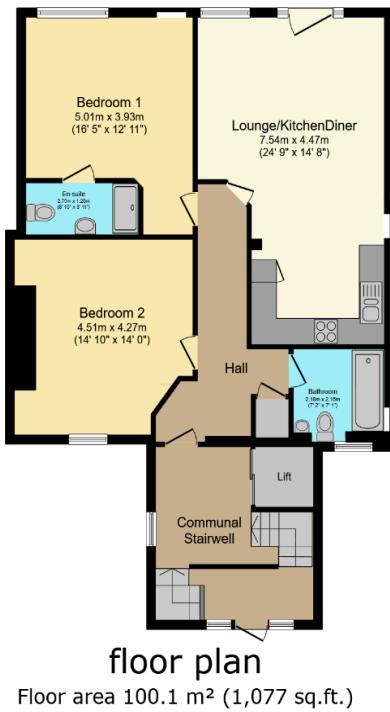
**How to rent:** Prospective tenants are advised to read the government's leaflet which is available here:  
<https://www.gov.uk/government/publications/how-to-rent>



Lounge



Bedroom 1



**TOTAL: 100.1 m<sup>2</sup> (1,077 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Compston Street Ambleside - Ref: AMR1021

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.